

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2006-2009 Five-Year Plan Mission and Goals

Goal: Increase the availability of decent, safe, and affordable housing:

- MDHA reduced its goal of achieving and maintaining its occupancy level from 97% to 95% due to the impact of the Adker Consent Decree which limited the Agency's ability to meet the targeted 20 days turnaround period for leasing vacant units. In addition, some units were reserved to house James C. Scott and Carver Homes residents displaced because of HOPE VI redevelopment.
- The Tenant-based and Project-based waiting lists were opened during a two-week application period held April 18-29, 2005. MDHA received approximately 44,000 applications of which 41,500 were accepted and 3,500 rejected for incomplete information.
- Effective September 19, 2005, the Applicant and Leasing Center (ALC) began selection and screening of applicants from the 2005 Project-based waiting list (Public Housing and Moderate Rehabilitation programs) to determine eligibility for housing assistance. As of January 2006, ALC had successfully screened over 9,800 applicants, of which over 1,250 have been certified for the Public Housing program and 300 for the Moderate Rehabilitation program.
- ALC made over 7,700 housing offers for the Public Housing Program, 3,000 for the Moderate Rehabilitation program and 100 for the Section 8 Project-based program.

Goal: Improve community quality of life and economic vitality.

- MDHA designed a prototype "Wellness Center" as a component of its Aging in Place initiative for the prevention of premature institutionalization of elderly and disabled residents.
- MDHA finalized the construction of the Ward Towers Assisted Living Facility.
- MDHA applied to USHUD to designate 1,815 public housing units for occupancy by elderly families only.
- ALC assisted a total of 89 families that were affected by Hurricane Wilma to find assisted housing.
- ALC has made over 300 Public Housing and 750 Moderate Rehabilitation offers for transfers requested by residents.

Goal: Ensure equal opportunity in housing and affirmatively further fair housing.

- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been about 54 percent. As of December 31, 2005, approximately 1,300 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 695 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- As a result of implementing the Adker Consent Decree, families on the public housing waiting list were encouraged to make desegregative moves. From August 1999 to December 31, 2005, approximately 301, or 23.4%, of 1,289 applicants, who received housing counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, made desegregative moves.

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- Conducted Reasonable Accommodation Policy and Procedure training to MDHA staff from May through July 2005.
- Developed a more comprehensive section serving the special needs population on the April 2005 Housing Application form.
- Major activities undertaken under the Voluntary Compliance Agreement (VCA):
 1. Commenced modifications to make MDHA Administrative Offices accessible to individuals with disabilities.
 2. Adopted and fully implemented the major reasonable accommodation provisions included in the Reasonable Accommodation Policy and Procedures (Appendix IV of the amended ACOP) by training the regional and site managers.
 3. On April 10, 2005, commenced distribution of the Reasonable Accommodation Policy and Procedures to applicants, at the time of lease signing and to residents at the annual reexamination.
 4. Trained site managers to maintain logs indicating the date/time reasonable accommodation requests are received and the date/time the requests are sent to the ADA Coordinator.
 5. Commenced the process to select a contractor to conduct an assessment and prepare UFAS-accessible unit plan on MDHA units and non-housing programs.
 6. Submitted to USHUD for approval a draft Educational Program for current and new employees regarding MDHA's duties, responsibilities and procedures under the VCA.
 7. Hired a VCA Administrator.
 8. Submitted a draft Section 504 Needs Assessment to USHUD for approval.
 9. Submitted various letters to USHUD for approval for distribution to MDHA employees and residents on Section 504, ADA and/or Fair Housing Act requirements.
 10. Reviewed emergency procedures to ensure that the needs of persons with disabilities are addressed.

Goal: Improve the quality of assisted housing.

- MDHA began implementation of the recommendations from Florida International University's (FIU) assessment for the improvement of effectiveness and efficiency of all Section 8 programs. Since initial implementation, reporting scores in USHUD Multifamily Tenant Characteristics Systems have dramatically improved, as well as scores under the Section Eight Management Assessment System (SEMAP).
- Scott/Carver HOPE VI updates:
- HOPE VI team members have been procured and are working effectively.
- Relocation Program: The relocation program is on schedule. Since the start-up of the relocation program on June 1, 2001, 100% of the families have been relocated successfully to housing of their choice. Over 65% of the families have opted for Section 8 vouchers for their relocation.
- Beautification Program: The third phase of the HOPE VI beautification program has been implemented for the target area. A maximum loan of \$4,000 per house is given to each homeowner for painting and landscaping. The loan is forgivable if the homeowner retains ownership of the property for a period of at least one year subsequent to the completion of the work.

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- 49 contractors have been certified as Community Small Business Enterprises (CSBE) to complete the painting and landscaping.
 - 503 homes with very pleased owners have been completed.
- Sidewalks are currently being installed through the County's Quality Neighborhood Improvement Program (QNIP).
- Demolition: Demolition of Sector I was completed in August 2004, and the demolition of Sector IV and Carver Homes were completed in April 2005. The demolition of Sectors II and III are scheduled to begin in January 2006.
- Community and Supportive Services: The Department of Human Services provides these services on behalf of the agency. These services include the meals and supportive services at two elderly/disabled sites; self-sufficiency case management; and vacancy reduction assistance for new housing clients.
- Ongoing Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- Revised the Section 8 New Construction dwelling lease for the eight (8) publicly owned Section 8 New Construction developments managed by the Public Housing Division, effective October 1, 2005, trained staff, distributed it to the Resident Council Presidents and translated it into Spanish and Creole.
- Revised the Admission and Continued Occupancy Policy (ACOP), effective March 11, 2005, trained staff and distributed it to the Resident Council Presidents.

Goal: Expand the supply of assisted housing.

- MDHA received funding for 711 Housing Choice Vouchers to assist with relocation of the Scott Homes and Carver Homes families as part of the HOPE VI revitalization plan.
- MDHA received \$2 million in new funding and \$4 million in renewal funding to provide housing for homeless individuals and families with disabilities.
- MDHA has entered into a contract to assist 50 units under the Project-Based Voucher program.
- MDHA entered into a Housing Assistant Payment (HAP) contract for two (2) Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) projects for the homeless.

Goal: Promote self-sufficiency and asset development for assisted households

- Public Housing Residents purchased 21 homes and Section 8 residents purchased 17 homes throughout MDHA Homeownership programs during Fiscal Year 2005-2006.
- MDHA will continue to identify an entity to establish a Public Housing Resident Orientation program.
- MDHA will continue providing Section 3 business applications on-line, promoting its Section 3 training employment and contracting opportunities and increasing the number of Section 3 employed persons.

Goal: Promote full occupancy of the Assisted Living Facilities.

- There are 101 units at the Helen Sawyer facility, 81 zero bedrooms and 20 one bedrooms. Currently Helen Sawyer ALF is 80% occupied.

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- Promote occupancy of the new 100-unit Ward Towers ALF. As of January 2006, ALC has screened and determined eligibility of over 50 elderly persons currently housed at Ward Towers ALF.

Goal: Maintain the Family Self-Sufficiency (FSS) program.

- Public Housing FSS Program size had a net increase from 134 program participants to 140 participants. A total of 99 qualified Public Housing residents accepted Section 8 Vouchers and were transferred to the Section 8 program under the Adker Consent Decree. Thirty (30) residents exited the FSS program for completion of the Contract of Participation or non-compliance.
- Section 8 FSS Program size increased from 333 programs participants to 343 program participants.
- As of September 2005, there were approximately 53 Public Housing and 150 Section 8 program participants with an escrow balance.
- To improve distribution of the information about the FSS program in an effort to encourage and increase program participation beginning in 2006.